



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/1/2013

TO: \_\_\_\_\_

FROM: Megan Martin- North County Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00008 COAL12-0036 ARMET- Proposed lot line adjustment to adjust parcels and include operational well. 1.42 acre site located off Walnut Ave. in Garden Farms. APNs: 059-481-028 and 029.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Name Phone

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

SUB2013-00008 COAL12-0036 ARMET RICHARD

## APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance

Lot Line Adjustment  
 LLA TWO PARCELS.  
 SAL/ GARD  
 RS

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Garden Farms Community Water District & Richard Armet Daytime Phone 805-438-3517  
 Mailing Address 17005 Walnut Ave, Atascadero CA Zip Code 93422  
 Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name Kirk Consulting, Kim Johnson Daytime Phone 805-461-5765  
 Mailing Address 8830 Morro Road, Atascadero CA Zip Code 93422  
 Email Address: kim@kirk-consulting.net

## PROPERTY INFORMATION

Total Size of Site: 1.42 Acres Assessor Parcel Number(s): 059-481-028 & 029  
 Legal Description: Please see enclosed title report.  
 Address of the project (if known): 16505 Walnut Ave, Garden Farms  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Site is located off of El Camino Real, north of Pine Ave in Garden Farms.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
059-481-029 has an operational well. 059-481-028 currently has single family residence and accessory structures.

## PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): \_\_\_\_\_  
 Adjust lot lines to include operational well.

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature *Kim Johnson* Date 7/24/13

**FOR STAFF USE ONLY**

Minimum Parcel Size: \_\_\_\_\_  sq. feet  acres  by PAS?  by Ordinance?

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: Parcel 1: 390 SF, Parcel 2: 60,378 SF (1.31 AC)

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: Parcel 1: 285 SF, Parcel 2 60,483 SF (1.39)

What will the property be used for after division: Existing uses of single family residence and well will continue.

Is the property part of a previous subdivision that you filed?  Yes  No

If Yes, what was the map number:  Tract No: \_\_\_\_\_  CO \_\_\_\_\_  COAL \_\_\_\_\_

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map?  Yes  No

Building permits or other approval?  Yes  No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required?  Yes  No

Surrounding parcel ownership: Do you own adjacent property?  Yes  No

If yes, what is the acreage of all property you own that surrounds the project site? \_\_\_\_\_

Describe existing and future access to the proposed project site: Access provided off of El Camino Real.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Single Family Residence South: Single Family Residence

East: Single Family Residence West: Open land

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

Well on Parcel 1 owned and operated by community water district.

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_

Do you have a valid will-serve letter?  Yes (If yes, please submit copy)  No

Fire Agency: List the agency responsible for fire protection: Cal Fire

List available or proposed utilities:  Gas  Telephone  Electricity  Cable TV

Adjustments: Are you requesting any adjustments?  Yes  No If Yes, please complete:

Parcel & site design (21.03.010(c))  Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e))  Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g))  Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request \_\_\_\_\_

**Quimby Ordinance (Section 21.09.010, et seq., of Title 21):** N/A

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes       Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: \_\_\_\_\_ Average slope of open space: \_\_\_\_\_

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

**Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):** N/A

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

**To ensure that your environmental review is completed as quickly as possible, please remember to:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

**Your site plan will also need to show the information requested here:**

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes:      1.42 \_\_\_\_\_ acres  
Moderate slopes of 10-30%:                      \_\_\_\_\_ acres  
Steep slopes over 30%:                              \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?       Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?       Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?     Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?                       Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?     Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?       Yes  No
- Is a railroad or highway within 300 feet of your project site?                       Yes  No
- Can the proposed project be seen from surrounding public roads?                       Yes  No  
If yes, please list:                      El Camino Real

## Water Supply Information

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system
2. What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain On site will be owned and operated by Garden Farms Community Service District as part of community water system.  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: Well owned and operated by Garden Farms Community Water District.
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?     Yes     No  
Bacteriological?     Yes     No  
Chemical?     Yes     No  
Physical     Yes     No  
Water analysis report submitted?     Yes     No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK    or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

## Sewage Disposal Information

**If an on-site (individual) subsurface sewage disposal system will be used:**

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

**If a community sewage disposal system is to be used:**

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information**

- 1. What type of solid waste will be generated by the project?  
 Domestic    Industrial    Agricultural    Other, please explain? None
- 2. Name of Solid Waste Disposal Company: Atascadero Waste Alternatives
- 3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?    Yes    No

**Community Service Information**

- 1. Name of School District: Atascadero Unified School District
- 2. Location of nearest police station: Atascadero
- 3. Location of nearest fire station: Atascadero
- 4. Location of nearest public transit stop: El Camino Real
- 5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
 If yes, what is the distance? \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: Single family residence, and community well.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?    Yes    No  
 If yes, please describe: \_\_\_\_\_
- 3. Has an archaeological surface survey been done for the project site?    Yes    No  
 If yes, please include two copies of the report with the application.

**Agricultural Information**

**Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.**

- 1. Is the site currently in Agricultural Preserve (Williamson Act)?    Yes    No
- 2. If yes, is the site currently under land conservation contract?    Yes    No
- 3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

- 1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): \_\_\_\_\_
- 2. Will the development occur in phases?    Yes    No  
 If yes describe: \_\_\_\_\_
- 3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?    Yes    No   If yes, explain: \_\_\_\_\_
- 4. Are there any proposed or existing deed restrictions?    Yes    No

If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: \_\_\_\_\_

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
\_\_\_\_\_  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?       Yes       No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  
                                  Yes       No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

# INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

**TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS** - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

**RIGHT TO FARM DISCLOSURE** - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.



SUPPLEMENTAL DEVELOPMENT STATEMENT  
Garden Farm Community Water District / Rick Arnett  
Lot Line Adjustment  
COAL 12-0036

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**Proposal**

The lot line adjustment is proposing to adjust two parcels. The adjustment would reconfigure the lot lines between an existing well site and a residential parcel. The adjustment would reduce the size of the residential parcel (Parcel 2) from 1.39 acres to 1.31 acres. The well parcel (Parcel 1) would expand slightly from 285 SF to 390 SF. The site is located in the community of Garden Farms and is zoned Residential Suburban.

**Existing Uses:**

Parcel 1 is vacant land owned by the Garden Farms County Water District, a public agency. The site is currently vacant and was created in 1972. It was intended to serve as a well site for the County Water District. Parcel 2 is owned by Rick Arnett and consists of a single family residence, accessory structures, and the Garden Farms County Water District well.

**Proposed Configuration:**

The proposed lot line adjustment would adjust the well parcel so the operational well is located entirely on to the Garden Farms County Water District property. The proposed lot line adjustment would allow for the Garden Farms County Water District to better manage the well.

**Ordinance Consistency:**

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The lot line adjustment will result in parcels that are equal to and *better* than the existing situation for the following reasons:

Currently the well is just outside of the water districts property and on the property of Mr. Armet. By adjusting the lot lines to include the well into the water district

property the water district will have more rights to the well and can better manage it, this is better than the existing situation.

The well parcel (Parcel 1) is currently a non-conforming lot. The lot line adjustment will increase the size of a non-conforming parcel, this is better than the existing situation.

Parcel 2 is currently a conforming parcel and will continue to be a conforming parcel upon completion of the lot line adjustment. This is equal to the existing situation.

Based on the above discussion, the project will maintain a position equal and *better than* the existing situation, relative to the county's zoning and building ordinances, and will benefit both existing and future property owners.

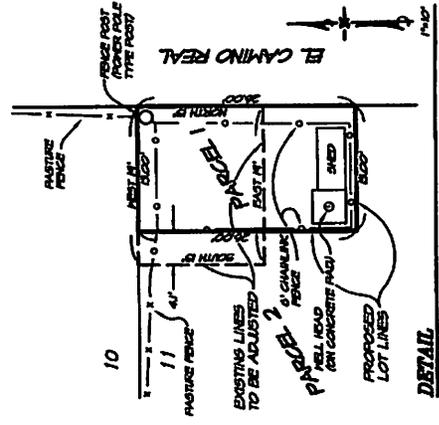
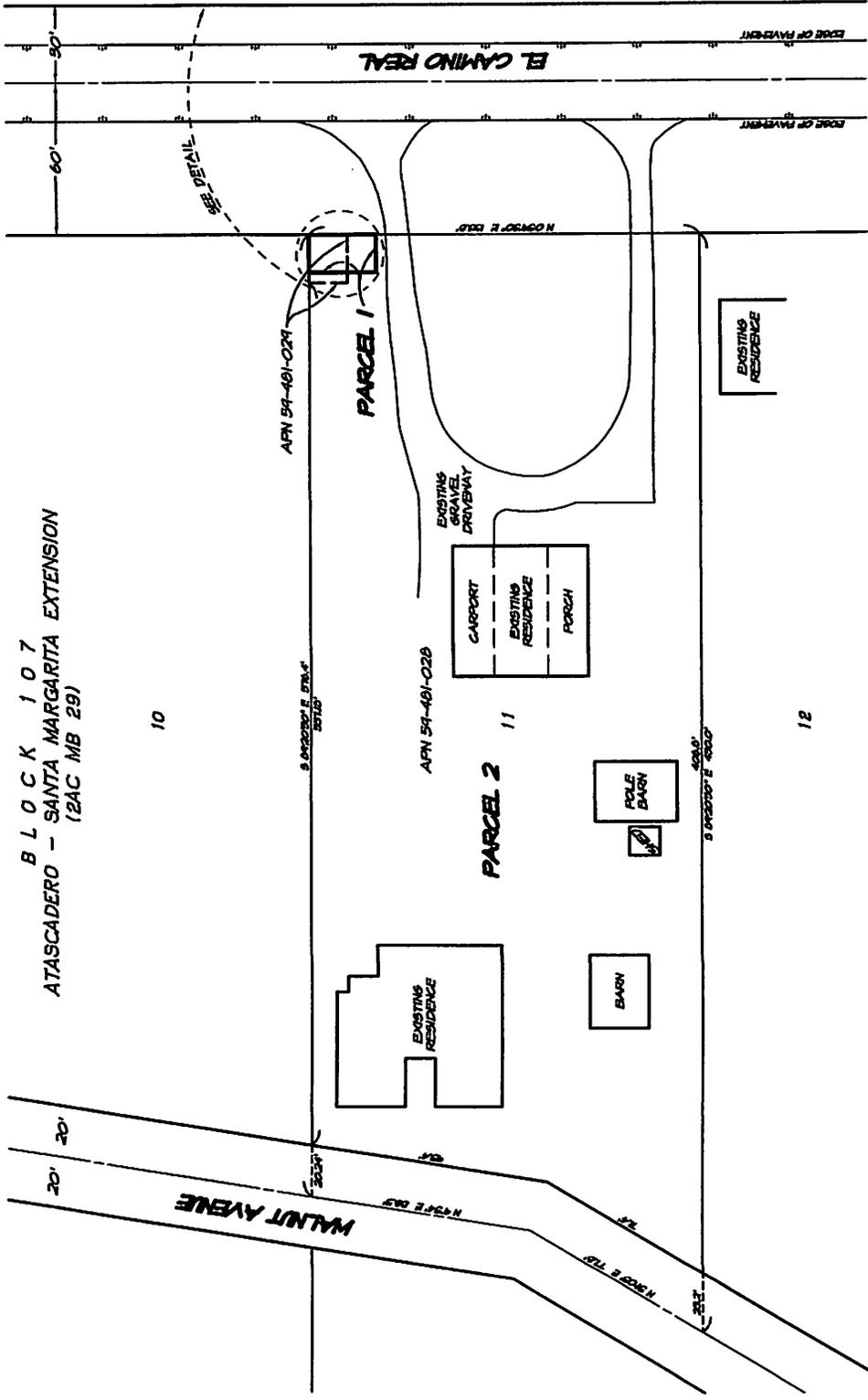
**Environmental Review:**

The lot line adjustment will not increase the development potential and will not have an impact on the environment and sensitive environmental resources therefore this project qualifies for a General Rule Exemption.

**Lot Legality:**

Parcel 2 is an existing Colony lot (Lot 11) and was legally established per a recorded map (Book 2, of Record Maps, Page, 24). Parcel 1 was legally created by deed conveyance. The property was conveyed by deed to a public agency on May 2, 1972 (Book 1666, Page 706 of Official Records). Properties conveyed by deed to a public agency did not require a public lot until January 1, 1977 therefore the parcel was legally established by the deed conveyance.

**B L O C K 1 0 7**  
**ATASCADERO - SANTA MARGARITA EXTENSION**  
 (2AC MB 29)



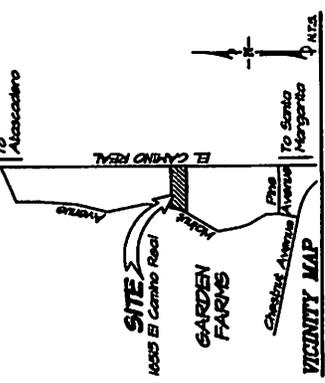
**SITE STATISTICS**

OWNERS:  
 APN 54-491-029  
 Garden Farms Community Water District  
 17025 Walnut Avenue  
 Atascadero, CA 93422  
 APN 54-491-028  
 Garden Farms Community Water District  
 P.O. Box 3030  
 Atascadero, CA 93429

**ACRES/SQUARE FOOTAGES**

PARCEL 1	500 S.F.	0.0115 AC.
After L.L.A.	540 S.F.	0.0124 AC.
PARCEL 2	5777 S.F.	0.131 AC.
After L.L.A.	540 S.F.	0.0124 AC.

WATER: Garden Farms Community Water District  
 SEWER: Septic



**COAL 12-0036**

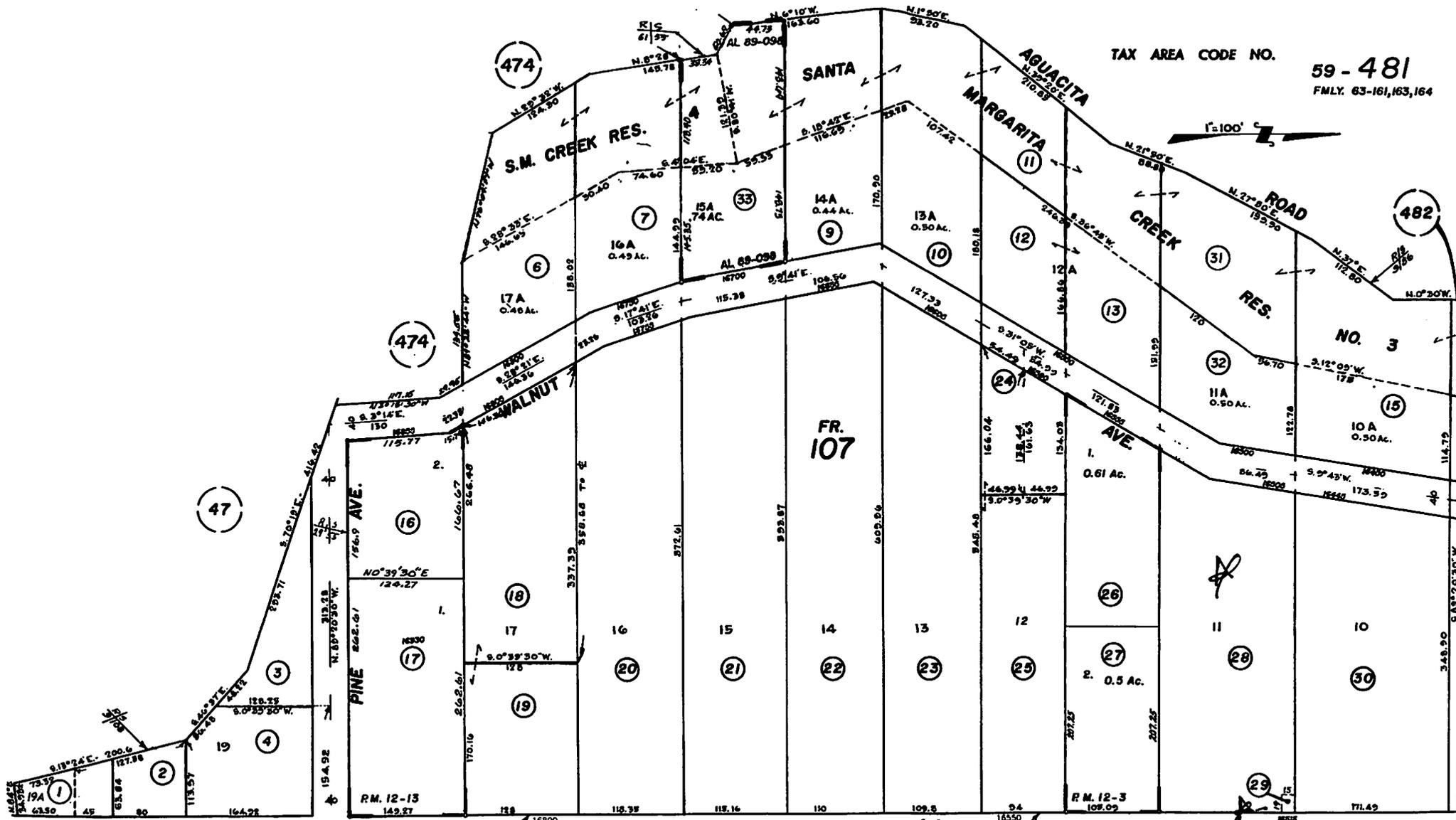
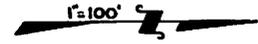
Being a lot line adjustment of portions of Lot 71 of the Amended Map of Block 107 of Atascadero - Santa Margarita Extension recorded in Book 2 of Page 24 of Maps in the Office of the County Recorder, County of San Luis Obispo, State of California.

JOANN HEAD LAND SURVEYING  
 P.O. Office, Box 807  
 Santa Margarita, CA 93450  
 (805) 461-2200

TAX AREA CODE NO.

59 - 481

FMLY. 63-161,163,164



EL CAMINO REAL (BR. 70) SANTA MARGARITA EXTENSION ATASCADERO 103/63

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.

SAN LUIS OBISPO COUNTY

S.P.

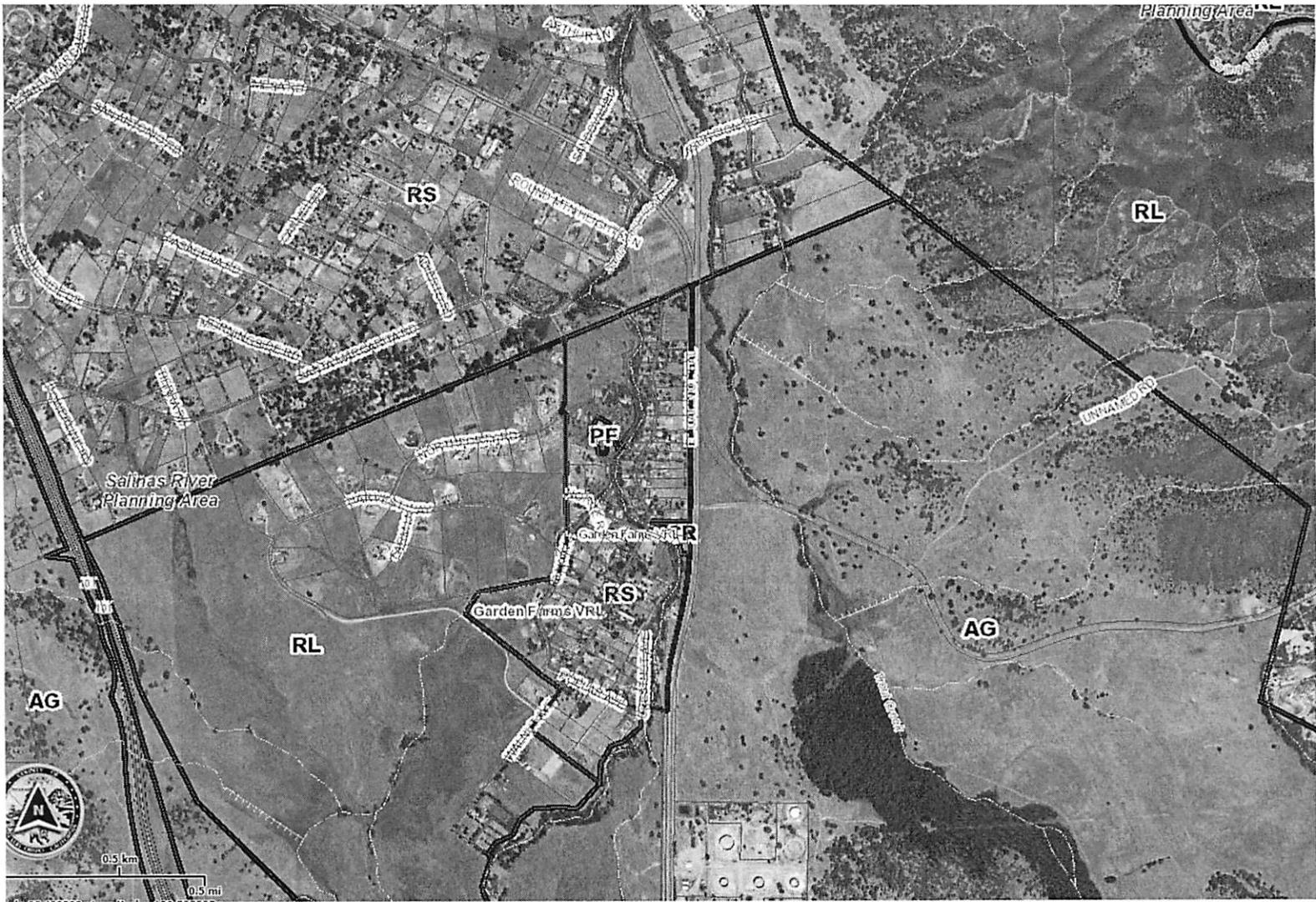
R.R.

CALIFORNIA

REV. 0-22-82 4-11-81 11-2-82

Sta. 104+67.53

BR. 70







# Parcel Summary Report For Parcel # 059-481-028

8/1/2013  
9:04:53AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role    Name and Address

OWN    ARMET RICHARD  
         PO BOX 3088 ATASCADERO CA 93423-3088

### Address Information

<u>Status</u>	<u>Address</u>
A	16505 WALNUT AV GARD
	16515 WALNUT AV GARD

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
ATASSMEX	107	11P	Garden Farms	Salinas	RS			Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	ATAS STA MARG EXT    BL 107 PTN LT 11

Notes  
APN IS ONE LEGAL PARCEL. SEE PARCEL TAG FOR IMPORTANT LEGALITY INFORMATION. JSM 3/23/12

Tax Districts  
ATASCADERO  
SAN LUIS OBISPO JT(27,40)  
SANTA MARGARITA PUBLIC  
NO. 05  
AREA NO. 21  
GARDEN FARMS

### Case Information

Case Number:            Case Status:



## Parcel Summary Report For Parcel # 059-481-028

8/1/2013  
9:04:53AM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

70379 FNL Primary Parcel

**Description:**

INIT INST OF MOBILE HOME AS 2ND DWELLING

COD2011-00668 CLD Primary Parcel

**Description:**

COMPLAINT: STORED VEHICLE (FOUND 2 FORD P/U'S) (ZONED RS)

(IN ACCOUNTING CHECK FEES PAID/BILLED)

COD2012-00400 CLD Primary Parcel

**Description:**

COMPLAINT: POSSIBLE DANGEROUS BUILDING (BARN) \*\*WEEDS & FIRE DANGER\*\*

SUB2013-00008 REC Primary Parcel

**Description:**

LLA TWO PARCELS.